

PLANNING COMMISSION MEETING

A G E N D A

TOWN OF CHINCOTEAGUE, VIRGINIA

November 4, 2014 - 5:00 P.M. – Council Chambers - Town Hall

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

AGENDA REVIEW/DISCLOSURES

1. Approval of the October 14, 2014 meeting minutes.
2. Comprehensive Plan Update
 - a) Review overall redline version of Comprehensive Plan
3. Sidewalk Sales
4. Information/Discussion Items
5. Commission Members Announcements or Comments
(Note: Roberts Rules do not allow for discussion under comment period)

ADJOURN

PLANNING COMMISSION MEETING
14 October 2014
MINUTES

Members Present:

Mr. Ray Rosenberger, Chairman
Mrs. Mollie Cherrix, Vice Chairperson
Mr. Ben Ellis, Councilman
Mr. Michael Dendler

Members Absent:

Mr. Steve Katsetos

Mr. Jeff Potts
Mr. Spiro Papadopoulos

William Neville, Planning Director

CALL TO ORDER

Chairman Rosenberger called the meeting to order at 7:00 pm in the Council Chambers

PUBLIC PARTICIPATION

Two (2) members of the public were present. Star Mondragon addressed the Commission about the need to relocate the large Viking sculpture along Ridge Road across from Pony Swim Lane. She had been advised by the Zoning Administrator that it would not be a permitted use on another property than the one on which it was grandfathered. Discussion continued. Chairman Rosenberger advised that it would not be appropriate to revise the Zoning Ordinance to allow this structure, sign or use everywhere in Town, and that the BZA or Town Council could allow it as a unique situation.

AGENDA REVIEW/DISCLOSURES

Chairman Rosenberger asked for a review of the Agenda. Councilman Ellis moved approval of the agenda as revised, seconded by Commissioner Potts. The agenda was unanimously approved.

1. Approval of the September 9, 2014 regular meeting minutes
Commissioner Papadopoulos moved for approval of the minutes, seconded by Councilman Ellis. The motion passed unanimously.
2. Comprehensive Plan 5-year Update
Town Planner Neville stated that he was still working on incorporating final redline revisions, photos, and map revisions into the final draft version of the Comprehensive Plan Update and requested additional time to complete that work.
 - a) Review overall redline version of Comprehensive Plan
 - Reconsider the update to Chapter 4 regarding MACRI
Commissioner Dendler requested reconsideration of last month's vote to remove a new section that described the Mid Atlantic Climate Research

Institute (MACRI). He proposed a revised and shorter description that explained why the organization may prove to be a benefit to Chincoteague for STEM education and possible employment.

Town Planner Neville described the proposed revision and compared MACRI to the Wallops Research Park description already included in the Comprehensive Plan. He added that climate research should be considered with other studies and data with any update to the Plan. Chairman Rosenberger discussed the State Commission on Recurrent Flooding and other current initiatives in Tidewater Virginia. Commissioner Papadopoulos expressed his continued concern for the reliability of the science behind the topic and to make sure that the Town does not endorse an effort of which it is not a part, and where the benefits for the community are not yet clear. He indicated that he did not object to the revised description.

Commissioner Dendler moved to include the revised MACRI description in Chapter 4 along with other activities listed under Wallops Island, seconded by Councilman Ellis. The motion was passed (For: Dendler, Ellis, Rosenberger / Against: Potts, Papadopoulos / Absent: Cherrix, Katsetos)

- Reconsider the Coastal Resource Management Section (Topic 1) Changes to the model text from VIMS were proposed by Staff in order to reflect the unique needs of Chincoteague Island and its working waterfronts. Chairman Rosenberger asked about the placement of this section under Resource Conservation as a new goal, rather than creating a new land use planning area (#14) in Chapter 3.

In response to the question from Town Council at the recent workshop, staff confirmed that this section was required by State Code within Tidewater Virginia, which includes Accomack County and therefore the Town of Chincoteague.

Commissioner Papadopoulos moved approval of the proposed revisions and that it should be forwarded to VIMS for their approval, seconded by Commissioner Potts and approved unanimously.

b) Review Appendix A – Implementation Matrix

Proposed revisions to the Appendix A matrix discussed by Mr. Neville and needed corrections were identified. He asked the Commission to discuss the need to add more specific projects, studies or timeframes to complete the identified objectives. Several examples were described.

Chairman Rosenberger suggested that the annual consideration of work list priorities which the Commission usually completes in January may be a better time to identify specific projects and steps to complete each one. He also suggested that other Town committees also implement the general recommendations of the Plan within their area of expertise.

Commissioner Dendler shared the direction he had received with the PlanVirginia training class, to add benchmarks and ways to measure progress in achieving the goals and objectives of the Plan. Mr. Neville mentioned several other specific projects that the Commission had considered over the last year.

Commissioner Papadopoulos added his concerns for the recommendations of the Wastewater Advisory Committee, the need for redevelopment or removal of the abandoned Landmark Plaza and ‘Seahawk’ ship to improve the first impression of the Town, and for the safety of the new bike trail crossing in front of the Museum of Chincoteague.

Chairman Rosenberger advised that priorities for projects and studies will need to be worked out through recommendations and with the support of Town Council before they could be formalized in the Plan. He suggested that the scope of the 5 year Plan update is primarily to make minor corrections where necessary.

Mr. Neville identified minor corrections planned for other sections of the Plan and agreed to present the draft redline at the next meeting.

3. Information/Discussion Items

There was continued discussion of the Viking as a Town landmark.

4. Commission Members Announcements or Comments

Commissioner Papadopoulos stated that David Fluhart, Accomack County Zoning Administrator and Building Official, will be retiring in November. He recommended that Mr. Neville coordinate with Accomack County about the process of adopting the new FEMA flood maps.

An ESVA Groundwater Committee presentation is scheduled for October 30th to focus on southern Accomack County.

The County Planning Commission recommended denial of the Atlantic Town Center residential development proposed on the mainland.

Councilman Ellis asked about the issue of sidewalk sales along the downtown Main Street. Chairman Rosenberger stated his interest in addressing the ‘fairness’ issue between downtown merchants.

ADJOURN

Commissioner Potts moved to adjourn the meeting, seconded by Commissioner Papadopoulos. The motion was unanimously approved.

Mr. Raymond R. Rosenberger Sr., Chairman



STAFF REPORT

To: Planning Commission
From: William Neville, Director of Planning
Date: November 4, 2014
Subject: 5-year Comprehensive Plan Review

The Town of Chincoteague adopted a fully revised Comprehensive Plan on January 4, 2010. The comprehensive plan is designed to be a general guide for growth and future development for the next 20 years. The Code of Virginia (§ 15.2-2230) requires that at least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.

The current schedule for review of the Comprehensive Plan Update allows for the Planning Commission to finalize their recommended changes at this meeting and to present Town Council with a draft copy in their November packet. The Joint Council/Planning Commission Workshop on November 13th at 5pm is tentatively scheduled

Copies of the redline version of the Comprehensive Plan Update (116 pages) are available at the Town Office.